



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

May 3, 2013

VIA FEDERAL EXPRESS # 546221780256

Toshihiro Kobayashi, President
PI. US Holding, Inc.
c/o HQ Global
405 Lexington Avenue, 26th Floor
New York, NY 10174

Re: EPA's CERCLA Request for Information Letter of March 11, 2013
Stringfellow Superfund Site

Dear Mr. Kobayashi:

On March 11, 2013, the United States Environmental Protection Agency ("EPA") issued an Information Request Letter ("Request") to PI. US Holding, Inc. (the "Company") requesting information about Rheem Manufacturing Company's former operations pursuant to Section 104(e) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. Section 9604(e). According to EPA's records, you received the Request on March 12, 2013. The Company's response was due on April 11, 2013. To date, EPA has not received a response to the Request.

EPA requests that the Company comply with the Request within 30 calendar days of the date of your receipt of this letter. For your information, attached is a copy of the March 11, 2013 Request. Please note that continued failure to comply with EPA's Request, or to adequately justify such failure to respond, may subject the Company to an enforcement action seeking to compel compliance and may also subject it to penalties.

The Company's prompt attention to this matter is appreciated. Questions regarding this information request should be addressed to me, Keith Olinger at (415) 972-3125 or olinger.keith@epa.gov.

Sincerely,

A handwritten signature in black ink that reads "Keith Olinger". The signature is written in a cursive, flowing style.

Keith E. Olinger, EPA Enforcement Officer
Case Development Cost Recovery Section
Superfund Division

Enclosure



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

March 11, 2013

VIA FEDERAL EXPRESS: #546221779296

Toshihiro Kobayashi, President
PI. US Holding, Inc.
c/o HQ Global
405 Lexington Avenue, 26th Floor
New York, NY 10174

Re: Information Request Letter Related to Stringfellow Superfund Site

Dear Mr. Kobayashi:

The United States Environmental Protection Agency ("EPA") is spending public funds to investigate and respond to actual or threatened releases of hazardous substances, pollutants, and contaminants into the soil and groundwater from the Stringfellow Superfund Site (the "Site") in Riverside County, California. This letter seeks your cooperation in providing information and documents that PI. US Holding, Inc. (the "Company") may have pertaining to the Rheem Manufacturing Company facility formerly located near the Site. The term "Site" as used herein refers to the properties in or near Pyrite Canyon that surround the former Stringfellow hazardous waste disposal area.

As part of its ongoing investigation of the Site, EPA is seeking to identify activities and parties that have or may have contributed to contamination at the Site. EPA believes that the Company may have information that will assist the EPA in its investigation, especially with regard to perchlorate releases. EPA requests that the Company answer the questions contained in Enclosure B. Definitions and instructions on how to respond to the questions are provided in Enclosure A.

Under Section 104(e) of Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. §9604(e), EPA has broad information-gathering authority that allows EPA to require persons to furnish information or documents relating to:

- (a) The identification, nature, and quantity of materials which have been or are generated, treated, stored, or disposed of at a vessel or facility or transported to a vessel or facility.
- (b) The nature or extent of a release or threatened release of a hazardous substance or pollutant or contaminant at or from a vessel or facility.
- (c) Information relating to the ability of a person to pay for or perform a cleanup.

Please note that the Company's compliance with this information request is mandatory. Failure to respond fully and truthfully may result in an enforcement action by EPA pursuant to Section 104(e)(5) of CERCLA, 42 U.S.C. §9604(e)(5). This statutory provision authorizes EPA to seek the imposition of penalties of up to \$37,500 per day of noncompliance. Please be further advised that provision of false, fictitious, or fraudulent statements or representations may subject you to criminal penalties under 18 U.S.C. §1001. The information the Company provides may be used by EPA in administrative, civil, or criminal proceedings.

Some of the information EPA is requesting may be considered by the Company to be confidential. Please be aware that the Company may not withhold information upon that basis. If the Company wishes EPA to treat the information confidentially, it must advise EPA of that fact by following the procedures outlined in Enclosure A, including the requirement for supporting its claim for confidentiality.

This request for information is not subject to review by the Office of Management and Budget ("OMB") under the Paperwork Reduction Act because it is not an "information collection request" within the meaning of 44 U.S.C. §§3502(3), 3507, 3512, and 3518(c)(1). See also, 5 C.F.R. §§1320.3(c), 1320.4, and 1320.6(a).

We encourage the Company to give this matter its immediate attention and request that it provide a complete and truthful response to this information request within thirty (30) calendar days of its receipt of this letter. EPA is committed to moving forward with its investigation, and extensions of time for responses will only be granted upon a showing of good cause and for no more than 30 days. If the Company anticipates that it will need an extension, please request one as soon as possible. Requests for extensions made at or near the due date will not be viewed favorably by EPA. The Company's response to this letter should be made in writing and signed by you or a duly authorized representative of the Company. If some or all of the requested information has previously been provided to EPA, the Company may incorporate that information by referencing the date of the earlier response and the information contained therein that is responsive to the current information request.

The Company's response should include the appropriate name, address, and telephone number of the person to whom EPA should direct future correspondence in regard to this information request.

The Company's response to the information request should be directed to:

Keith Olinger, Enforcement Office (SFD-7-5)
U.S. EPA, Region 9
75 Hawthorne St.
San Francisco, CA 94105

If the Company has any questions regarding this letter, please contact Mr. Olinger at (415) 972-3125 or olinger.keith@epa.gov. Questions regarding the Site's cleanup status should be directed to the Remedial Project Manager, Julie Santiago-Ocasio, at (415) 972-3525 or santiago-ocasio.carmen@epa.gov. Questions regarding legal matters can be directed to Andrew Helmlinger at (415) 972-3904 or helmlinger.andrew@epa.gov. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kathi Moore".

Kathi Moore, Manager
Case Development Cost Recovery Section
Superfund Division

Enclosures (2):

Attachment A (Instructions and Definitions)

Attachment B (Information Request)

ENCLOSURE A: INSTRUCTIONS AND DEFINITIONS

Instructions:

1. Answer Every Question Completely. A separate response must be made to each of the questions set forth in this information request. For each question contained in this letter, if information responsive to this information request is not in the Company's possession, custody, or control, please identify the person(s) from whom such information may be obtained.
2. Number Each Answer. When answering the questions in Enclosure B, please precede each answer with the corresponding number of the question and subpart to which it responds.
3. Number Each Document. For each document produced in response to this information request, indicate on the document, or in some other reasonable manner, the number of the question to which it corresponds.
4. Provide the Best Information Available. Provide responses to the best of the Company's ability, even if the information sought was never put down in writing or if the written documents are no longer available. The Company should seek out responsive information from current and former employees/agents. Submission of cursory responses when other responsive information is available will be considered non-compliance with this information request.
5. Identify Sources of Answer. For each question, identify (see Definitions) all the persons and documents that the Company relied on in producing its answer.
6. Continuing Obligation to Provide/Correct Information. If additional information or documents responsive to this information request become known or available to the Company after it responds to this information request, EPA hereby requests pursuant to CERCLA Section 104(e) that the Company supplement its response to EPA.
7. Scope of Request. The scope of this request includes all information and documents independently developed or obtained by research on the part of the Company, its attorneys and consultants or any of their agents, consultants or employees.
8. Confidential Information. The information requested herein must be provided even though the Company may contend that it includes confidential information or trade secrets. The Company may assert a confidentiality claim covering part or all of the information requested, pursuant to Sections 104(e)(7)(E) and (F) of CERCLA, 42 U.S.C. §§9604(e)(7)(E) and (F), and Section 3007(b) of RCRA, 42 U.S.C. §6927(b), and 40 C.F.R. §2.203(b). If the Company makes a claim of confidentiality for any of the information it submits to EPA, it must prove that claim. For each document or response the Company claims as confidential, it must separately address the following points:
 - (a) Clearly identify the portions of the information alleged to be entitled to confidential treatment;

- (b) Identify the period of time for which confidential treatment is desired (e.g., until a certain date, until the occurrence of a specific event, or permanently);
- (c) Identify measures taken by the Company to guard against the undesired disclosure of the information to others;
- (d) Explain the extent to which the information has been disclosed to others, and the precautions taken in connection therewith;
- (e) Provide pertinent confidentiality determinations, if any, by EPA or other federal agencies, and a copy of any such determinations or reference to them, if available; and
- (f) State whether the Company asserts that disclosure of the information would likely result in substantial harmful effects to the Company's competitive position, and if so, what those harmful effects would be, why they should be viewed as substantial, and an explanation of the causal relationship between disclosure and such harmful effects.
- (g) To make a confidentiality claim, please stamp, or type, "confidential" on all confidential responses and any related confidential documents. Confidential portions of otherwise nonconfidential documents should be clearly identified. The Company should indicate a date, if any, after which the information need no longer be treated as confidential. Please submit the Company's response so that all nonconfidential information, including any redacted versions of documents, are in one envelope and all materials for which the Company desires confidential treatment are in another envelope.
- (h) All confidentiality claims are subject to EPA verification. It is important that the Company satisfactorily show that it has taken reasonable measures to protect the confidentiality of the information and that it intends to continue to do so, and that the information is not and has not been obtainable by legitimate means without the Company's consent. Information covered by such claim will be disclosed by EPA only to the extent permitted by CERCLA Section 104(e). If no such claim accompanies the information when it is received by EPA, then it may be made available to the public by EPA without further notice to the Company.

9. Disclosure to EPA's Authorized Representatives. Information that the Company submits in response to this information request may be disclosed by EPA to authorized representatives of the United States pursuant to 40 C.F.R. § 2.310(h) even if the Company asserts that all or part of it is confidential business information. The authorized representatives of EPA to which EPA may disclose information contained in the Company's response are as follows:

Toeroek Herndon Joint Venture
EPA Contract Number EP-R9-12-02

Department of Toxic Substances Control/California
Environmental Protection Agency

Toeroek & Associates, Inc.
EPA Contract Number BPA-11-W-001

CH2M Hill, Inc.
EPA RAC Contract Number EP-S9-08-04

SAIC (subcontractor under Toeroek & Associates, Inc.)
EPA Contract Number BPA-11-W-001

Any subsequent additions or changes in EPA contractors who may have access to the Company's response to this information request will be published in the Federal Register.

This information may be made available to these authorized representatives of EPA for any of the following reasons: to assist with document handling, inventory, and indexing; or to assist with document review and analysis for verification of completeness; or to provide expert technical review of the contents of the response. Pursuant to 40 C.F.R. § 2.310(h), the Company may submit comments on EPA's potential disclosure of any confidential information to its authorized representatives within the thirty (30) calendar day period in which the response is due.

10. Objections to Questions. If the Company has objections to some or all of the questions contained in the information request, it is still required to respond to each of the questions.

Definitions Applicable to Enclosure B, Information Request:

1. Any reference to PI. US Holding, Inc. or the "Company" should be interpreted to include, but not be limited to, all officers, managers, employees, contractors, assigns, agents, trustees, predecessors, successors, subsidiaries, operating divisions, affiliates and branches.
2. The term "person" shall include any individual, firm, unincorporated association, partnership, corporation, trust, joint venture, or other entity.
3. The term "waste" or "wastes" shall mean and include trash, garbage, refuse, by-products, solid waste, hazardous waste, hazardous substances, and pollutants or contaminants, whether solid, liquid or sludge.
4. The term "hazardous waste" shall have the same definition as that contained in Section 1004(5) of RCRA.
5. The term "hazardous substance" shall have the same definition as that contained in Section 101(14) of CERCLA, and includes any mixtures of such hazardous substances with any other substances, including mixtures of hazardous substances with petroleum products or other nonhazardous substances.
6. The term "release" has the same definition as that contained in Section 101(22) of CERCLA, and includes any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including the abandonment or discharging of barrels, containers and other closed receptacles containing any hazardous substance or pollutant or contaminant.

7. The term “pollutant or contaminant” shall have the same definition as that contained in Section 101(33) of CERCLA and include any mixtures of such pollutants and contaminants with any other substance including petroleum products.
8. The term “materials” shall mean all substances that have been generated, treated, stored, or disposed of or otherwise handled at or transported to the Site including, but not limited to, all hazardous substances, pollutants or contaminants.
9. The term “documents” includes any written, recorded, computer generated, or visually or aurally reproduced material of any kind in any medium in your possession, custody, or control or known by you to exist, including originals, all prior drafts, and all non-identical copies.

ENCLOSURE B: INFORMATION REQUEST

Information provided to EPA indicates that Rheem Manufacturing Company, a California corporation incorporated on January 22, 1930, or one of its divisions (“Rheem”), formerly operated in or near Pyrite Canyon sometime prior to World War II through at least 1959. Such information includes correspondence that makes reference to a lease agreement dated 12/1/1957 between Stringfellow Quarry Co. and Rheem Manufacturing Company, a California corporation (“1957 Lease”). Corporate records show that PI. US Holding, Inc. (the “Company”) is the ultimate successor by merger to Rheem. This 104(e) information request seeks historical information and documentation in the Company’s possession about the operations of Rheem at the Site. If information or documents responsive to this 104(e) information request are not in your possession, custody or control, please identify the persons from whom such information or documents may be obtained, along with their current address and telephone number.

1. State the full legal name, address, telephone number, position(s) held by, and tenure of the individual(s) answering any of the questions below on behalf of the Company.
2. Identify the individuals who are or were responsible for environmental matters for Rheem’s operations located in or near Pyrite Canyon near Glen Avon, California (the “Site”). Henceforth, the term “Site” shall be interpreted to include all real property surrounding the former Stringfellow hazardous waste disposal site and any improvements thereto. For each individual responsible for environmental matters, provide his/her full name, current or last known address, current or last known telephone number, position titles, and the dates each individual held such position.
3. Provide the dates that Rheem, under any of its current or former business structures, operated at the Site. Provide a description of Rheem’s operations, including all activities related to aerospace and defense research and testing.
4. Identify and describe the portion(s) of the Site where Rheem conducted operations, and provide a copy of each lease agreement, subcontract agreement, and other document which establishes Rheem’s relationship to the real property owner(s) during the time period of its operations at, or occupancy of, the Site. In particular, provide a complete copy, including all attachments, of the 1957 Lease (as defined above).
5. Provide a scaled map of the Site that shows where Rheem conducted operations. The map should include the locations of significant buildings, equipment and geographical features. Indicate the locations of all chemical and waste storage areas, and the areas where the testing of any rocket fuels, propellants or explosives was conducted.
6. Provide a list of all chemicals and hazardous substances used by Rheem at the Site, identifying the chemical composition and quantities used. Provide copies of Material Safety Data Sheets (“MSDSs”) for all hazardous substances used.
7. If explosives or blasting agents were manufactured or used in Rheem’s operations at the Site, provide a complete list of the explosives and blasting agents and their chemical components, the time period that the respective explosives and blasting agents were manufactured or used, and a

map showing the locations where the respective explosives and blasting agents were stored and detonated. Provide copies of MSDSs for all explosives and blasting agents.

8. If rocket fuel or propellants were manufactured or used in Rheem's operations at the Site, provide a complete list of the rocket fuel and propellants and their chemical components, the time period that the respective rocket fuel and propellants were manufactured or used, and a map showing the locations where the respective rocket fuels and propellants were stored and tested. Provide copies of MSDSs for all rocket fuel and propellants.
9. If any substance containing perchlorate was utilized in Rheem's operations at the Site, provide a complete description of those operations. Indicate the approximate volume of perchlorate substances used per month at the Site by the company, the dates perchlorate substances were used, and the storage and disposal practices in effect during Rheem's operations at the Site for materials containing perchlorate. Include all documentation referencing or detailing Rheem's use and disposal of perchlorate-containing substances.
10. Provide copies of hazardous material business plans and chemical inventory forms (originals and updates) submitted by Rheem to city, county, and state agencies for the Site.
11. Please identify all leaks, spills, or other releases into the environment of any hazardous substances or pollutants or contaminants that have occurred at or from the Site. In addition, identify and provide supporting documentation of:
 - a. The date each release occurred;
 - b. The cause of each release;
 - c. The amount of each hazardous substance, waste, or pollutant or contaminant released during each release;
 - d. Where each release occurred and what areas were impacted by the release; and
 - e. Any and all activities undertaken in response to each release, including the notification of any local, state, or federal government agencies about the release.
12. Provide copies of all sampling and investigation reports for the Site that contain the laboratory or field analyses of the soil quality and water quality of the aquifers, mine water, surface water, pit lake, tailing pond discharges and receiving streams, including a map showing the sampling locations.
13. Describe all waste materials generated from Rheem's operations at the Site. Provide information the storage and disposal methods for each waste, the frequency of disposal, and quantities of waste generated annually. Provide copies of all manifests or other documents evidencing Rheem's offsite disposal of wastes from the Site.
14. State whether any fuels, propellants, explosives or other substances or devices that were used in Rheem's operations are still stored at the Site, and whether any bunkers or other storage locations remain at the Site. Indicate on a map the current storage locations of these substances and devices.
15. Provide copies of all state and federal permits related to Rheem's operations at the Site, including permits that Rheem obtained on behalf of other entities.

16. Information provided to EPA indicates that Rheem may have formerly operated at the Site as a contractor to the U.S. Government. State whether any indemnification or hold harmless agreements exist between the U.S. Government and Rheem with regard to operations at the Site, and provide copies of all such agreements in your possession. Identify the government agencies with whom Rheem contracted during the period that it conducted operations in Pyrite Canyon.
17. Identify and provide last known contact information for all prior and subsequent operators/ occupants and property owners of the portion(s) of the Site where Rheem operated. Provide the time period of each party's operations or ownership, and describe the type of operations each conducted at the Site.
18. Information provided to EPA indicates that prior to 1980, other companies that may have used perchlorate in the manufacture and testing of explosives, rocket fuel, and other propellants operated at the Site. To the best of the Company's knowledge, identify any other operators at the Site who may have used perchlorate. Provide the time period during which each operated, a map showing the locations of their operations, a description of the type of operations each conducted, and all documentation in the Company's possession which relates to any other parties who conducted such manufacturing and testing operations or whose operations may have involved perchlorate-containing substances.



March 13, 2013

Dear Customer:

The following is the proof-of-delivery for tracking number **546221779296**.

Delivery Information:

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Signed for by:	C.CONERS	Delivery location:	405 LEX AVE 26 NEW YORK, NY 10174
Service type:	FedEx Standard Overnight	Delivery date:	Mar 12, 2013 12:32
Special Handling	Deliver Weekday		



Shipping Information:

Tracking number:	546221779296	Ship date:	Mar 11, 2013
		Weight:	0.5 lbs/0.2 kg

Recipient:

Toshihiro Kobayashi
PI. US Holding, Inc.

Shipper:

Stringfellow
Toeroek Associates, Inc.
1300 Clay Street
Suite 450
Oakland, CA 94612 US
9080-006

Reference

Thank you for choosing FedEx.



May 6,2013

Dear Customer:

The following is the proof-of-delivery for tracking number **546221780256**.

Delivery Information:

Status:	Delivered	Delivered to:	Receptionist/Front Desk
Signed for by:	G.MACKEY	Delivery location:	405 LEX AVE 26 NEW YORK, NY 10174
Service type:	FedEx Standard Overnight	Delivery date:	May 6, 2013 11:48
Special Handling:	Deliver Weekday		



Shipping Information:

Tracking number:	546221780256	Ship date:	May 3, 2013
		Weight:	0.5 lbs/0.2 kg

Recipient:

Toshihiro Kobayashi, President
PI. US Holding, Inc.
c/o HQ Global
405 Lexington Ave., 26th Floor
NEW YORK, NY 10174 US

Reference**Shipper:**

Stringfellow
Toeroek Associates, Inc.
1300 Clay Street
Suite 450
Oakland, CA 94612 US
9080-006

Thank you for choosing FedEx.